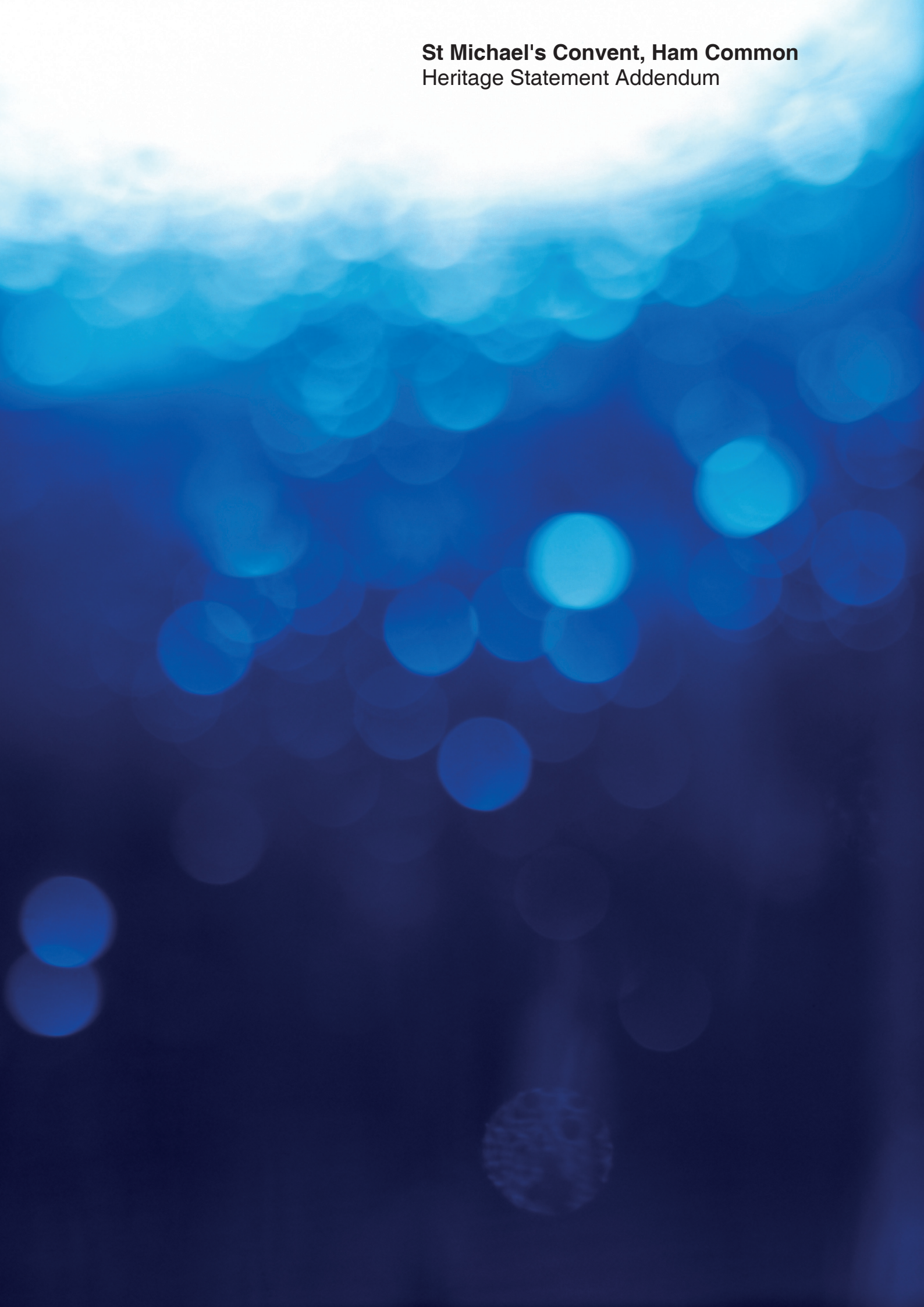


**St Michael's Convent, Ham Common**  
Heritage Statement Addendum



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Heritage Statement Addendum

February 2017

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# St Michael's Convent, Ham Common Heritage Statement Addendum

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# St Michael's Convent, Ham Common Heritage Statement Addendum

Appendices

## **Appendix 1**

Building Chronology (Appendix 6 of the original Heritage Statement)

# 1. Purpose of Statement

- 1.1. This Addendum Statement has been prepared in conjunction with revised proposals for proposed development at St Michael's Convent, Ham following discussions with planning officers regarding applications for planning and listed building consent submitted in September 2016 (LPA Refs. 16/3552/FUL and 16/3553/LBC). The revised proposals are shown on the revised plans, and discussed in the accompanying revised Schedule of Works and Design and Access Statement prepared by PRP Architects.
- 1.2. The baseline for the Heritage Assessment, which informed as to the relevant heritage assets potentially affected and their significance, remains as set out in the original Heritage Statement (Section 2), to which reference should be made. The legislative and planning policy context is set out in that Statement (Section 3) and also remains relevant to this Addendum Statement.
- 1.3. The revised proposals and their impact on the relevant heritage assets are discussed in the following section.

## 2. Revised Proposals and Impact on Heritage Assets

### Revised Proposals

#### Orford/Hall House

##### External Works

- 2.1. The extent of demolition and external works to the existing buildings were considered acceptable by officers, and remain almost as previously proposed. Reference should be made to **Appendix 1** (Appendix 6 of the original Heritage Statement) for a chronological understanding of the existing buildings, and the proposals for demolition. The only changes to the external works are:
- the new opening within the north wall of the ground floor of the north west block is now to allow access into the garden area (double glazed doors to match existing door opening on to the terrace from Room G8);
  - the existing door from the east wall of this room will be replaced with a glazed window; and,
  - the existing opening in the rear wall of the infill block (currently obscured by a false window covering) to be extended down to form a new access into the garden area.
- 2.2. The external works thus now comprise the following.
- 2.3. The exposed external flank wall of the northwest block, including the projecting chimney stack, would be rendered and painted white. A new opening would be made within the north wall of this block to allow access into the garden area with double glazed doors to match the existing door opening on to the terrace from Room G8. The existing glazed door to the east wall would be replaced with windows to match the existing.
- 2.4. At the front of the central block the existing central window would be carefully removed and the opening extended to accommodate a new main entrance into the building, matching existing surrounding brickwork construction and detailing.
- 2.5. The single storey addition to the front of the east block would be demolished, the exposed façade cleaned up and restored as brickwork to match existing at upper levels. A new entrance and windows would be inserted.
- 2.6. The existing obscured opening in the north wall of the infill block would be extended downwards to allow a door to be inserted for access into the garden area.
- 2.7. Following demolition of the mid-20th century east wing and construction of the new building extending northwards, exposed sections of the east block north elevation would be made good.

##### Internal works

- 2.8. Concern was expressed by the Conservation Officer about the proposal to divide the central and north-west blocks horizontally to provide the proposed new dwellings as this was considered unacceptably to harm the historic plan form and layout of the original building. Vertical subdivision, with the central block retained as a separate dwelling, was advised to be acceptable, with the second floor potentially separate in recognition that it was a later addition or attic conversion. The north-west block could then provide a separate dwelling

with the insertion of stairs to link the ground and upper floors. The remaining part of the historic building (east block) was considered by the Conservation Officer to have minimal historic or architectural interest.

2.9. The revised proposals have adopted a vertical subdivision as indicated to be acceptable by officers. The resulting proposals are described in the Schedule of Works. The works would result in the following dwellings being created within the historic part of the listed building:

- a single dwelling in the central block, comprising basement, ground, and first floors, linked by the existing main staircase which is retained, and a new stair to the basement below the main stair;
- a single dwelling in the north-west block, comprising ground, first and second floors, linked by new stairs from room G8;
- a single dwelling in the east block comprising ground, first and second floors, linked by new stairs from Room 17; and,
- an apartment in the second floor of the central and infill blocks, with access through the ground and first floors of the infill block, linked by the existing secondary stairs which are retained.

2.10. The alterations required to achieve this revised arrangement are shown on the revised plans. Any necessary removal of existing fabric (such as internal partitions, doors, cupboards, skirtings, and services) would be undertaken to ensure underlying fabric is protected from damage so far as possible, and any architectural features of interest would be carefully salvaged for potential reuse within other parts of the building.

2.11. Any exposed areas of fabric would be restored to match surrounding features and material. Generally existing historic architectural features such as fire surrounds, doors, panelling, architraves, skirting would be retained. Windows and shutters would be retained throughout except where specifically stated. Existing services and pipework have been poorly inserted in many areas, leading to considerable damage and intrusion to historic fabric. These elements would be carefully removed and new service and pipework introduced as necessary, reusing existing openings where reasonable and practicable, and minimising new intrusion into historic fabric. Where new partitions and other insertions are proposed these would be scribed round existing historic architectural features.

2.12. Key works are outlined below, related to the proposed new dwelling arrangements.

*Central Block (single dwelling)*

2.13. At ground floor:

- new walls inserted into the existing arched openings between Room G10 and the northwest block (Room G8), existing door to G8 retained, fixed closed;
- new wall inserted into the existing opening in the corridor between this block and the infill block, WC provided in closed off section;
- new entrance created in central window of the front elevation (room G12);
- new wall inserted behind door into infill block from Room G12, door retained, fixed closed; and,
- window beneath main staircase opened up and new door and stairs down to basement inserted.

2.14. At first floor:

- new wall inserted into the existing arched opening between this block and the northwest block (Room F4), and into cupboard between Room F5 and F3 (north-west block);
- new wall inserted between this block and the infill block (Room F12) with existing door retained, fixed closed;
- fire doors and surrounds to stair landing removed;
- existing partitions removed in Rooms 6/6a; and,
- existing partitions removed in Room 7, new partitions installed to create bathroom.

*North-west block (single dwelling)*

2.15. At ground floor:

- new entrance door and lobby inserted where existing Chapel link removed;
- stairs and partitions inserted into corner of Room G8; and,
- new opening and door into garden in north wall of Room 8.

2.16. At first floor:

- stairs and partitions inserted into corner of Room F3.

2.17. At second floor:

- stairs and partitions inserted into corner of Room S1; and,
- new window inserted into north wall of Room S1.

*Central and infill block (apartment)*

2.18. At ground floor:

- new walls to create lift enclosure and installation of lift in Room G15;
- existing enclosure to basement stairs removed, stairs retained and covered over;
- new wall inserted into arched opening to east block; and,
- opening in north wall (Room G14) extended down to allow insertion of door to garden.

2.19. At first floor:

- insertion of lift enclosure into existing WC; and
- new wall inserted into opening into east block from stairs.

2.20. At second floor:

- new wall inserted into opening into east block from stairs;
- new fire resistant enclosure to top section of stairs;
- removal of partitions and doors, new partitions and door inserted to form bathroom (Room S9);



- insertion of lift enclosure into existing watertank room (Room S9) and new wall inserted to adjacent Room S6; and,
- existing fire doors and surrounds to stair landing removed, new fire resistant enclosure to top landing inserted.

*East Block (single dwelling)*

2.21. At ground floor:

- existing partitions removed Room G17, new partitions inserted to form stairs and WC enclosure, stairs inserted.

2.22. At first floor:

- new wall inserted into opening between east block and later addition;
- existing partitions removed, new partitions inserted to form bedrooms and bathrooms; and,
- stairs inserted in Room F14.

2.23. At second floor:

- new wall inserted into opening between east block and later addition;
- existing partitions removed, new partitions inserted to form bedrooms and bathrooms; and,
- stairs inserted in Room S12.

**The Cottage**

External Works

2.24. As with Orford Hall House, demolition and external works to this existing building in the previous proposal were considered acceptable by officers. These essentially remain the same in the revised works although there are now two apartments proposed, one on each floor, rather than a single dwelling.

2.25. The works proposed thus comprise:

- demolition of the single storey porch at the south west corner;
- demolition of the external stairs at the north end, and replacement with similar style stairs and a new glazed enclosure at the top to access the upper apartment;
- replacement of the roof of the single storey extension infill adjacent to the boundary wall, and new brick wall and window inserted to the north façade;
- the existing large timber doors facing the courtyard replaced with similar style folding doors externally with internal full height sliding glazed windows, and entrance door;
- existing blocked up window at ground level on the west elevation reopened and a new window inserted;
- the existing door opening in the north wall ground level would be blocked up to match existing brickwork; and

- existing PVC and metal windows replaced with timber casement windows.

#### Internal Works

2.26. At ground floor (one apartment):

- openings formed in the existing wall between Rooms Gst1, Gst2, and Gst 6;
- opening formed in the existing wall between Rooms Gst2, Gst3;
- opening formed in the existing wall between Rooms Gst3, and Gst5; and,
- existing stairs removed.

2.27. At first floor (one apartment):

- partitions removed to form new lobby entrance, and between rooms Fst2, Fst3, and Fst4
- existing inserted ceiling above north section removed to reveal roof structure, rooflights on east slope inserted.

#### **New buildings in the grounds**

2.28. Comments by planning officers were that the extent of new building proposed in the original application was too great and should be reduced. The new buildings on the east side were considered to extend too far into the garden area but were otherwise considered acceptable. Those on the west side were also considered to extend too far into the garden area, and be too large overall. As a result of discussions a number of possible options were explored to ascertain that considered most appropriate to, amongst other matters, the listed building and its setting. The options reviewed are set out in the Design and Access Statement.

2.29. The revised proposal includes a new east wing to replace that demolished but this is substantially reduced in length from the original proposal. It would be a limited three and predominantly two storey building, reflecting the height and scale of the existing east wing, and with a traditional design approach and materials. Its design is described in the revised Design and Access Statement.

2.30. On the west side, where the existing chapel wing would be demolished, new buildings comprising opposing short two storey mews style terraces would face across a small courtyard (six units in total). The buildings would be smaller and sited further west than in the original proposal, so that the full width of the historic building, including the north elevation of the north-west block, would be revealed. The design and material of these mews buildings would again reflect the traditional approach of existing buildings on the site, as shown on the submitted plans, and their design is described in the Design and Access Statement. The views are illustrated in the Design and Access Statement.

2.31. Within the walled garden the existing single storey timber buildings along the south wall would be retained and used for communal purposes for the residents. The existing glazed and brick buildings along the north wall would be rebuilt in a similar form use as an Estate office and residents' communal purposes, as shown on the submitted plans and described in the Design and Access Statement.

2.32. No further building in the grounds is now proposed in this revised application.

2.33. Landscaping proposals

2.34. The proposals for landscape treatment to the whole site remain similar to those in the original submission and are shown on the landscaping plans and described in the Design and Access Statement.

- 2.35. The approach to the landscape design has been informed by the existing varied character of the grounds encompassing relatively formal areas and more informal parts of the gardens and the proposals specifically treat these areas individually. The following different character areas have been identified:
- Entrance front to the central block of Orford House;
  - Entrance front to The Cottage and east block of Orford House;
  - Walled garden;
  - Terrace and lawn area to the rear of the central and east blocks; and,
  - Informally planted area in the northern part of the grounds.
- 2.36. Hard surfacing for the forecourts of the central and east blocks would comprise a combination of gravel and turf infill to plastic grid reinforcement, and blue engineering brick paving respectively. Car parking spaces would be marked out in discrete areas. Existing trees would be retained and protected as recommended by the Arboricultural report. A new pedestrian path would be constructed leading from a newly created gated opening in the boundary wall with Ham Common to the proposed new entrance in the central block. The path would be surfaced with Yorkstone pavings or similar.
- 2.37. Within the walled garden the existing layout of paths would be retained with new beds constructed within this path network to accommodate a variety of kitchen garden planting and small fruit trees for use by the residents. Paths would be resurfaced with replica clay paviors. A new opening would be formed to allow access from the lawn between the mews houses and the walled garden, the opening to match the existing one at the north end.
- 2.38. Existing trees and shrubs within the more informal grounds would be retained in accordance with the recommendations of the arboricultural report and the landscape plans.

## Impact on Heritage Assets

### Orford Hall/House

#### Works to the building

- 2.39. As discussed in the original Heritage Statement, the principal interest of this listed building rests with the central, north-west, and east blocks of the 18th/19th century complex. The west (Chapel) wing and the mid-20th century east block and wing are of no interest, as noted in the listed building description and comments by the Council in its pre-application response. These later additions, and other alterations to the earlier parts of the building such as the front additions to the central and east blocks, have removed original fabric and obscured historic architectural features of interest.
- 2.40. The revised proposals for the historic parts of the building of interest, dividing it into four dwellings in total based primarily on vertical separation between the separately identifiable blocks (**Appendix 1**), as advised by the Conservation Officer, would substantially retain the historic plan form and integrity of the building as it evolved chronologically.
- 2.41. Internal works proposed would retain the existing ground floor layout of the central block, including the existing configuration of the main staircase and hall. Opening up the basement via new stairs inserted under the main staircase would reflect the historic form of the central block indicated by remnant existing features in this area. At first floor level existing inserted partitions would be removed from rooms at the front, and architectural features would be restored. Some new partitions would be inserted to form bathrooms but, overall, the layout at this level would be returned to a more legible historic form. The main staircase would continue up to the second floor landing so its full height would remain as a feature of the

building.

- 2.42. In the north-west block the insertion of stairs into the main rooms at ground, first, and second floor levels would result in some intrusion into their historic form. The stairs would be fitted into the corner adjacent to the central block and would be designed to set off from the existing walls and architectural features to minimise intrusion into, and loss of historic fabric.
- 2.43. Within the infill block the existing secondary stairs would be retained and used to access the apartment at second floor level, thus maintaining their function as well as the existing fabric. An existing opening at rear ground floor level would be reinstated for use as access to the rear garden. Alterations at second floor level within the central block would be minimal, and would not affect historic features of interest, nor would alterations within the infill block.
- 2.44. In the east block the insertion of stairs to allow access between the floors within the block as a separate building would allow its use as one dwelling, as is believed it was historically. Removal of existing partitions, which have no real reference to historic layout, and insertion of new partitions to form bedrooms and bathrooms would not affect the historic integrity of the plan form which has already been almost entirely eradicated.
- 2.45. Overall, subject to the detailed design of new work introduced, careful removal of existing fabric where necessary, and restoration of existing historic fabric and features where exposed, the impact of the proposed physical works to the building would be slightly positive as it would better reflect the historic plan form of the building, and restore architectural features of interest.

#### New buildings in the grounds

- 2.46. The new buildings are proposed in the areas where the existing west and east wings are to be demolished. The revised new east building would have a similar footprint to the existing wing, extending slightly further to the north and moved closer to the east boundary of the site than the existing wing.
- 2.47. On the west side the two storey mews style houses would be physically separated from the existing listed building and further west than in the original proposal, thus opening up and revealing the north elevation of the north-west block, and a much wider view of the north elevation of the central block than in the original proposal. The footprint of the southern mews block would approximate to that of the demolished Chapel and it would be of similar height. As previously, a grassed garden area would separate the two facing mews blocks. Views from the northern part of the site are illustrated in the Design and Access Statement and demonstrate the effect of this revised proposal compared to the original, and to the existing situation with the Chapel in place.
- 2.48. The revised proposals for the existing buildings within the walled garden would retain that to the south and replace that to the north with a new building of similar design style and materials. The overall layout of paths and garden would remain almost exactly as existing.
- 2.49. Overall, although there would be some change to the setting of the listed Orford House from the revised proposals for new building and landscaping within the grounds discussed above, there would be no harm to the significance of this building.

#### **The Cottage**

- 2.50. As discussed in the original Heritage Statement the principal interest of this listed building is its historic association with Orford House as a service building originally providing stabling, then garage and residential accommodation. Very few physical features demonstrating this association remain, the principal one being the large timber garage style doors to the courtyard. The proposed replacement folding timber doors would retain the character of these existing features. Removal of the timber and plastic sheeted stairs at the north end and their replacement with a similar, better designed, structure would not affect the building's

interest. Removal of the flat roofed single storey addition at the south end would allow the brickwork of this elevation to be restored.

- 2.51. Internally there is very little of the historic, ancillary use evident, the only remaining feature being the surface material and inspection pit in the garage areas, and some braced and ledged doors. Retention of these surface floor features beneath a suspended floor would preserve them, and the evidence they provide of the former use of the building. Salvage and reuse of the braced and ledged doors would similarly retain those as evidence of an earlier period of the building's uses.
- 2.52. Subject to design details, the proposals would have a positive impact on the building's significance.

#### **Other Heritage assets**

- 2.53. As with the original proposals, the revised proposals relate to works primarily restricted to the rear of the existing buildings of the site and confined within the relatively dense woodland within it that provides a well-landscaped green setting for the surrounding buildings and open spaces. In this way the proposals would not introduce any appreciable change to the setting of listed buildings in proximity to the site, nor to the Ham Common Conservation Area. The significance of these heritage assets would be unaffected.

### 3. Summary and Conclusions

- 3.1. This Addendum Statement addresses the revised proposals for development affecting the two Grade II listed buildings, Orford Hall/House, and the Cottage. The full assessment is set out in the original Heritage Statement. The buildings are associated by their historic use and occupation as a large house with ancillary buildings and grounds. Orford Hall's special interest lies in the original 18th and 19th century parts of the building complex (almost certainly first built as two separate buildings that were later linked), which demonstrate historic development and high quality architectural styles typical of the period in this area. The Cottage is a much smaller, more vernacular style service building that has primarily historic interest. Both have high significance as listed buildings although both have been subject to considerable alteration and addition externally and internally, mainly in the 20th century, which has affected their interest
- 3.2. The former grounds associated with the buildings have been truncated by mid-20th century development across a former open meadow that was historically part of the land associated with the buildings. A new brick boundary wall encircles the north and east sides of the site where this new development and highway were constructed. The grounds have also been built over at the rear of the main building by construction of large two and three storey wings in the mid-20th century
- 3.3. The former meadow in the north part of the site remained open until the 1950s from which time it has increasingly been planted with trees and shrubs and now presents a mature woodland area with a network of informal paths. A building in the south east corner of this area was demolished at some time post 1970. The layout and footprint of buildings in the walled garden in the south west corner of the site remains substantially as it appeared in the early 20th century.
- 3.4. At the front are two separate forecourts divided by a high brick wall with an arched pedestrian opening. To the west the area in front and to the side of the principal building is surfaced with ill-defined areas of gravel and grass. Unregulated car parking occurs including against the front of the building. To the east the courtyard to the Cottage again has unregulated parking with surface materials a mix of setts, tarmac, and concrete. The site frontage to Ham Common comprises a high brick wall with large double timber gates at the courtyard entrances. Mature trees line the inner boundary of the wall with glimpses of the buildings beyond seen from parts of the common through the trees.
- 3.5. The grounds around the listed buildings form part of their setting. They contribute primarily to the significance of the principal building through their historic association with its use and occupation, and their layout. That association has changed over time as a result of truncation of the original grounds and some development within the remaining spaces, particularly the large west and east wings encroaching onto the garden area behind the original residential building. The mature woodland that has been planted across the northern part of the site has also affected the building's setting and, consequently, its overall historic character although the understanding of the building's context set within a large garden and grounds still remains.

#### Summary of Proposals

- 3.6. Proposed works to the principal listed building (Orford Hall) to provide residential units comprise demolition of the two large rear wings that have no special interest, and of a single storey front extension that obscures part of the original front façade.
- 3.7. The revised internal works proposed divide this building vertically, as advised by the Conservation Officer, and would substantially retain the historic plan form and integrity of the

building as it evolved chronologically. Demolition of some primarily modern structure and construction of new elements within the building, including a lift, are proposed, these insertions designed to minimise intrusion into historic fabric and architectural features. Generally existing historic fabric and architectural features of interest would be retained and restored as appropriate.

- 3.8. Revised proposals for works to The Cottage would involve demolition of later additions at the north and south ends, and demolition of most of the internal partition walls and the staircase. These are largely modern insertions with no historic or architectural interest. The large timber doors would be replaced with similar style folding timber doors and a glazed screen behind. New internal partitions and an external replacement staircase would be constructed to create an apartment on each floor.
- 3.9. Within the grounds the extent of new building has been substantially reduced. The demolished east wing would effectively be replaced but further east across the central lawn at the rear of the principal building, whilst on the west side proposed new mews terraces would replace the Chapel wing, moved to the west and separated from the restored north elevation of the principal building. The new buildings would not extend into the garden as far as the original proposal, and would be set well within the existing central lawn to the principal building. The buildings within the walled garden would remain the same or similar to the existing ones.
- 3.10. Landscaping proposed at the rear of the principal building and within the area of the proposed mews houses would be low key, principally laid to grass and with low level planting to reflect the existing character of this part of the grounds. On the east side the landscaping would extend further towards the boundary with the new east wing moved slightly to the east. The existing mature planting in the north part of the grounds would remain.
- 3.11. The layout and path network of the walled garden would be replanted and surfaced in better quality materials. Proposals for the front forecourts would rationalise the existing haphazard parking areas and provide a more formal, better defined layout, and higher quality materials at these key entrance areas of the grounds. A dedicated paved pedestrian path would connect a proposed new entrance through the existing front boundary wall with the proposed new main entrance in the principal building.

### **Conclusions on Impact of Revised Proposals**

- 3.12. The revised proposals for works to Orford House itself have been assessed as slightly positive subject to appropriate detailed design and materials of new interventions, care in demolition where this occurs, and restoration of exposed and damaged historic fabric and architectural features. Those for The Cottage have been assessed as positive, again subject to appropriate detailed design of new interventions and landscaping of the courtyard.
- 3.13. The proposed new buildings at the rear of Orford House would encroach slightly further into the garden area on the west side than the existing Chapel wing to be demolished but would be further to the west, and not as far as in the original proposals. On the east side the revised proposals would not extend as far as the original proposals. Whilst these new buildings would change the garden setting of the listed building, and existing views between the building and the grounds in both directions would be affected, the overall effect would be neutral. No harm would be caused to the building's significance through the change in the setting.
- 3.14. Overall it is concluded that the impact of the revised proposals would not result in harm to the significance of the listed building, Orford Hall/House, and suitable restoration of external and internal features of the principal building would result in some slight enhancement of its historic and architectural interest, which would be preserved.
- 3.15. The significance of The Cottage, subject to detailed design of the proposed interventions and new fabric, would not be harmed by the proposed works to it, and proposals for the

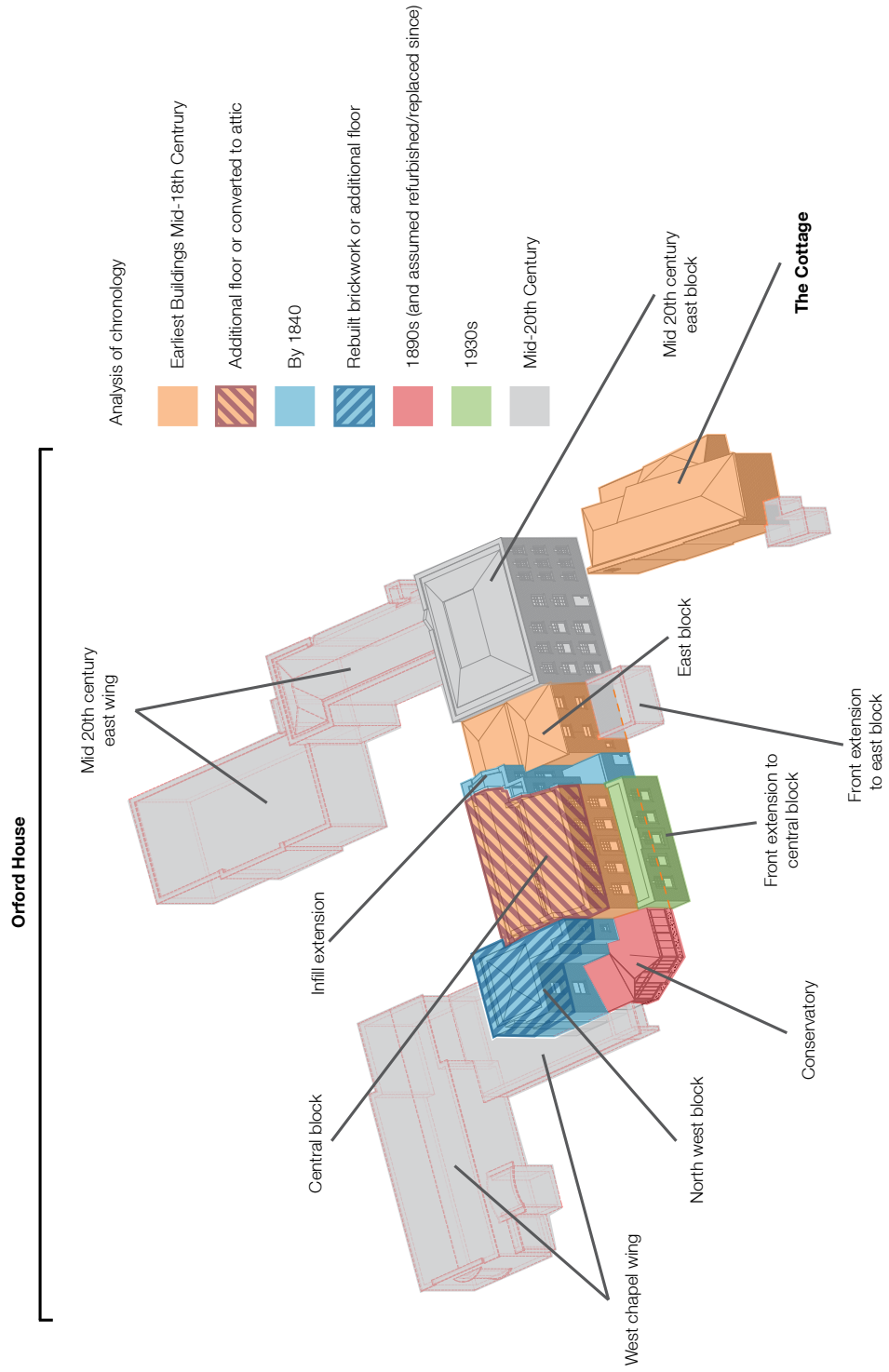
forecourt, subject to appropriate detailed design, would have a positive impact by improving the building's setting. The building's special historic character would be preserved.



# Appendix 1

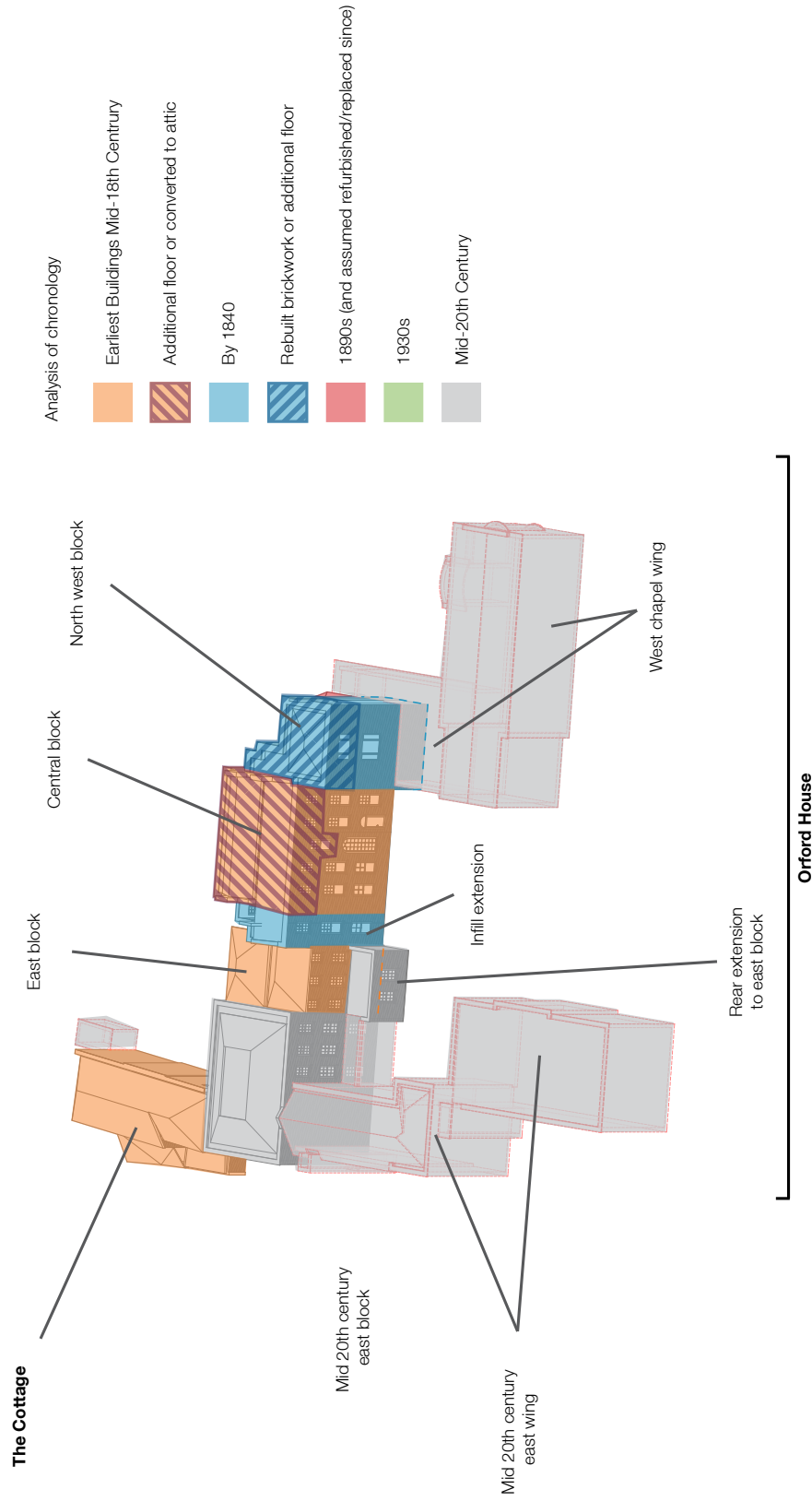
# Appendix 6

## Building Chronology (Orford House and The Cottage)



# Appendix 6

## Building Chronology (Orford House and The Cottage)



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